



## Flat 2 Chapel Court, Atherstone CV9 1JN Asking Price £100,000

Welcome to this charming apartment located in the heart of Atherstone, specifically on Chapel Court, North Street. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a well-proportioned reception room that serves as a welcoming space for relaxation and entertainment. The room is filled with natural light, creating a warm and inviting atmosphere. The layout is designed to maximise space, allowing for versatile furniture arrangements to suit your personal style.

The apartment features a comfortable bedroom, providing a peaceful retreat at the end of the day. This space is perfect for unwinding and offers ample room for storage, ensuring that your belongings are neatly organised. The bathroom is thoughtfully designed, equipped with modern fixtures that enhance both functionality and aesthetics. It provides a serene environment for your daily routines, making it a pleasant space to refresh and rejuvenate.

Situated in a prime location, this apartment offers easy access to local amenities, including shops, cafes, and parks, all within a short stroll. Atherstone is known for its friendly community and vibrant atmosphere, making it a wonderful place to call home.





**Communal Entrance**

A communal entrance hall with telephone intercom / entry system with door leading into

**Lounge**

Two double glazed windows to front, double glazed window to side, wooden laminate flooring, opening to:

**Kitchen**

14'4" x 7'4" (4.36m x 2.23m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, four ring electric hob with extractor hood, wooden laminate flooring.

**Bedroom**

14'2" x 12'10" (4.33m x 3.92m)

Two double glazed windows to side, double glazed window to front, door to:

**Bathroom**

Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, shaver point and light.

**Outside**

This property has allocated parking and communal gardens

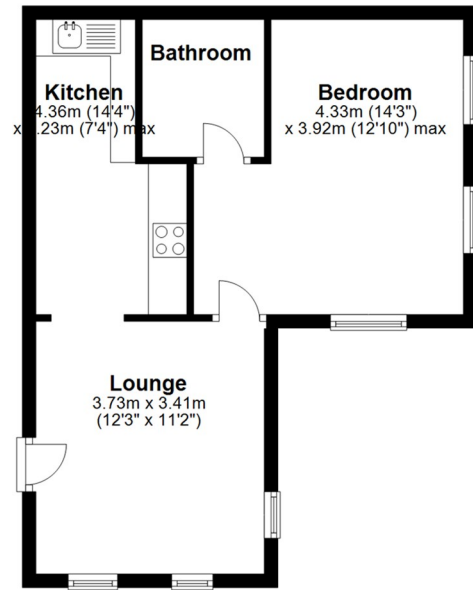
**General**

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax band A payable to North Warwickshire Borough Council


**Leasehold**


This property is leasehold. The property owners are in control of their own maintenance charges as set out by a 7% share of the freehold transferable to the new buyer/s. This was originally set at 1000 years from the original completion date. Ground rent £50 p.a, Maintenance charge is £865 p.a

**Ground Floor**



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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